

**NOTICE OF PREPARATION
OF AN
ENVIRONMENTAL IMPACT REPORT
FOR THE
SAN ANTONIO CENTER PROJECT
AND PRECISE PLAN AMENDMENTS**

**Mountain View, California
July 2010**

FILE NO: 080-10-PCZA, 179-09-PPA

**APN: 148-20-001 to -004;
148-21-001 to -013;
148-22-001 to -016**

As the Lead Agency, the City of Mountain View will prepare an Environmental Impact Report (EIR) for the above referenced project and would like your views regarding the scope and content of the environmental information to be addressed in the EIR. The project description, location, and a brief summary of the potential environmental effects are attached.

A Public Scoping Meeting will be held on July 28, 2010 at 6:00 p.m. to take comments regarding the scope and content of the Draft EIR. The Scoping Meeting will be held at Mountain View City Hall, 500 Castro Street, City Council Chambers. The City will accept comments on the scope of the EIR until August 16, 2010.

Please identify a contact person, and send your response to:

City of Mountain View
Community Development Department
Attention: Scott Plambaeck
500 Castro Street
Mountain View, CA 94039
(650) 903-6306
Scott.Plambaeck@mountainview.gov

Peter Gilli
Zoning Administrator

Date: 7/14/10

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A. INTRODUCTION

The purpose of an Environmental Impact Report (EIR) is to inform decision makers and the general public of the environmental effects of a proposed project. The EIR process is intended to provide environmental information sufficient to evaluate a proposed project and its potential for significant impacts on the environment; to examine methods of reducing adverse environmental impacts; and to consider alternatives to the project. Although an EIR is one of the first documents to be reviewed when considering a project, the document itself, including its certification, does not constitute project approval. Upon finding the EIR is complete and in compliance with the California Environmental Quality Act (CEQA) of 1970, as amended, the City Council will consider certification of the EIR at a public hearing and may take action on the proposed San Antonio Center Project and Precise Plan Amendments.

The EIR for the proposed project and Precise Plan Amendments will be prepared and processed in accordance with CEQA. In accordance with the requirements of CEQA, the EIR will include:

- A summary of the project,
- A project description,
- A description of the existing environmental setting, potential environmental impacts, and mitigation measures,
- Alternatives to the project as proposed, and
- Environmental consequences, including: (a) any significant environmental effects which cannot be avoided if the project is implemented; (b) the growth-inducing impacts of the proposed project; and (c) cumulative impacts.

B. PROJECT LOCATION

The San Antonio Center Precise Plan area consists of approximately 56 acres located in western Mountain View, adjacent to the border with Los Altos and near the border with Palo Alto. As shown on Figure 1, the Precise Plan area is bounded on the north by California Street, El Camino Real (State Route 82) on the south, Showers Drive on the east, and San Antonio Road on the west.

C. DESCRIPTION OF THE PROJECT

In 1988, the City of Mountain View adopted the San Antonio Center Precise Plan (Precise Plan) for approximately 56 acres of commercial development in western Mountain View. The principles and objectives of the Precise Plan were to: reinforce the regional status of the center; improve the design and image; bolster sales tax revenues; coordinate access, signage, and circulation; encourage pedestrian connections; and accommodate flexibility through the Precise Plan.

Merlone Geier (developer and applicant) purchased 16 acres in the southwest corner of the center, at the intersection of San Antonio Road and El Camino Real. The remaining 40 acres are owned by separate parties that are not formally proposing development at this time. As part of this development, the City Council requested that the developer prepare an illustrative Master Plan showing potential phased buildout of the center.

Project EIR Review:

San Antonio Center Phase 1: Precise Plan Amendments and Development Project

The City has received a Development Application (Planned Community Permit, Heritage Tree Removal Permit) for up to 311,350 square feet of retail space (net increase of 88,350 square feet) and 325 residential units on 16 acres at the northeast corner of El Camino Real and San Antonio Road (see Figures 1 and 2). (Figures 3a and 3b show the ground level and second level site plans, respectively). Details include:

South of Hetch-Hetchy Right-of-Way (11 acre parcel)

- Demolition of approximately 223,000 square feet of retail space;
- Construction of three mixed-use buildings that would include: 325 residential units; 15,500 square feet of restaurant space; and 28,500 square feet of retail space;
- Construction of four retail buildings totaling 92,350 square feet;
- Heritage tree removal permits, as necessary;
- Subdivision map(s) and lot line adjustment(s) necessary to implement the project;
- Construction of internal roadways, sub-grade parking, surface parking, and roof top parking.

Hetch-Hetchy Right-of-Way (1 acre)

- Creation of a one-acre linear road and parkway along the Hetch Hetchy right-of-way, which would provide vehicular, bicycle and pedestrian circulation through the project, as well as provide landscaped areas for passive use, and bioswale areas for stormwater filtration.

North of Hetch-Hetchy Right-of-Way (5 acre parcel)

- Demolition of approximately 18,000 square feet of retail space (Sears Tire Center);
- Construction of up to 175,000 square feet of retail area in a multi-use retail building with structured parking. The uses are intended to be a mix of several medium and small format users, or a single large format regional retail user;
- Heritage tree removal permits, as necessary.

Precise Plan Amendments:

- Establish a multi-family residential use category as a Provisional Use for the 11-acre parcel only, and establish related residential parking ratios and open space requirements;
- Revised site development standards for setbacks, building heights, open space, landscaping, parking along principal interior routes, bike parking and signage (which would apply to the entire 56 acre site);
- Revise Permitted and Provisional Uses to allow for drive-through windows for pharmacies, parking structures, and other uses intended for a regional commercial shopping center, including but not limited to entertainment, dancing or alcohol provisions (which would apply to the entire 56 acre site);
- Revise design guidelines (which would apply to the entire 56 acre site).

Program EIR Review:

San Antonio Center Phase 2: Precise Plan Amendments

Master Circulation Plan. The Master Circulation Plan is the key component of the Master Plan and it provides a conceptual layout of the future vehicular, bicycle and pedestrian circulation network for the entire center. The layout, or written policies derived from the layout, would be incorporated into the Precise Plan. The EIR would study this circulation network at a programmatic level.

Remaining 40 Acres. The remaining 40 acres are owned by several separate owners with existing tenant ground leases of significant length. Based on discussions between Merlone Geier and the principal neighboring property owner (San Antonio Center LLC), only an additional 100,000 square feet of retail or office space is likely to be developed in the next two decades. The Precise Plan would be amended to allow for an additional 100,000 square feet of retail or office space on the remaining 40 acres. Potential impacts would be analyzed at a programmatic level in the EIR. Future development applications that propose to use any of this area will be treated as separate projects under CEQA.

D. ENVIRONMENTAL EFFECTS OF THE PROJECT

The EIR will address the following environmental issues: land use and planning policy; population, employment and housing; transportation and circulation; air quality; global climate change; noise; geology, soils and seismicity; hydrology and water quality; hazards and hazardous materials; public services; utilities; and, aesthetics. A brief discussion of the anticipated environmental impacts is presented below.

The EIR will analyze both the project level impacts associated with redevelopment of the 16 acres San Antonio Center Project site, as well as the potential environmental impacts associated with the San Antonio Center Precise Plan Amendments. As conceptual plans have been submitted for the San

Antonio Center Project, any impacts associated with this component would be analyzed at the *project level* within the EIR. Since specific projects associated with the Amendments have not been finalized, potential impacts associated with the Precise Plan Amendments would be analyzed at a *programmatic level* within the EIR.

Land Use and Planning Policy

The EIR will describe the existing land uses on and adjacent to the project site, and the project site's existing General Plan and zoning designations. The EIR will identify any land use impacts that could result to and from the proposed project. Mitigation measures will be identified for significant land use impacts, as appropriate. The EIR will also describe relevant land use plans and policies, and evaluate the project's compatibility.

Population, Employment and Housing

The EIR will describe the existing population, employment and housing in the City of Mountain View. Physical environmental effects resulting from the project's impact upon population, employment and housing in the City will be discussed. Mitigation measures will be identified for physical environmental impacts resulting from population, employment and housing impacts, as appropriate.

Transportation and Circulation

A traffic impact analysis (TIA) will be prepared for the EIR to describe the existing transportation network and to evaluate the proposed project's traffic impacts. The project's traffic impacts will be evaluated following the guidelines of the City of Mountain View and the Santa Clara County Congestion Management Program (CMP). Site access and circulation will also be evaluated. Mitigation measures will be identified for any significant traffic impacts.

Air Quality

The EIR will describe the existing air quality conditions in the Bay Area and will evaluate the air quality impacts of the proposed project, including potential impacts from both project construction and project operation. Mitigation measures will be identified for significant air quality impacts, as appropriate.

Global Climate Change

Development activity associated with the San Antonio Center would result in increased energy consumption and related greenhouse gas (GHG) emissions which can potentially contribute to global climate change. LSA will address the project's contribution to global climate change in a manner compliant with the most recent expectations from the State of California, Bay Area Air Quality Management District (BAAQMD), and the City of Mountain View in the preparation of the EIR analysis.

Noise

The EIR will describe the existing ambient noise levels on the project site and will address the compatibility of the proposed uses with the project site's existing and future noise exposure, potential offsite impacts resulting from onsite noise sources, project generated traffic noise impacts to sensitive receptors in the area, and the temporary noise increase during project construction. Mitigation measures will be identified for significant noise impacts, as appropriate.

Geology, Soils and Seismicity

The EIR will describe geologic and soil constraints that may impact the proposed project and will identify mitigation measures for significant geology and soils impacts, as appropriate.

Hydrology and Water Quality

The EIR will describe impacts from changes in water quality and volume in stormwater runoff and drainage from the proposed project. The EIR will also discuss the potential for flooding on the site. Mitigation measures will be identified for any significant hydrology and water quality impacts, as appropriate.

Hazards and Hazardous Materials

The EIR will describe the existing conditions on and adjacent to the site, including the potential for existing soil and/or groundwater contamination on the site. Mitigation measures will be identified to reduce significant hazardous materials impacts, as appropriate.

Public Services

The EIR will describe existing and planned public facilities and services (e.g., fire, police, schools, libraries, and parks) in the project area and the increased demand on these facilities and services that will result from the proposed project. In conformance with CEQA and relevant case law, impacts will not be identified unless the project triggers a physical environmental change, such as the need to construct new facilities.

Utilities

The EIR will describe the existing utilities in the site area and will address the ability of existing and planned public facilities and service systems to meet demands generated by the proposed project. Physical impacts to public utilities, including sanitary sewer, storm drains, and solid waste, will be identified, such as the need to construct new facilities.

In accordance with the requirements of SB 610, the EIR will describe the existing water supply that serves the project site and will evaluate the impacts of the proposed project on this water supply. Mitigation measures will be identified that would avoid or reduce significant water supply impacts, as appropriate.

Aesthetics

The EIR will describe the existing visual character of the project site and surrounding area. The EIR will evaluate potential changes to the visual character of the area and any impacts to scenic views that will result from development of the proposed project. Mitigation measures will be identified for significant visual and/or aesthetics impacts, as appropriate.

Cumulative Impacts

In conformance with CEQA, this section will address the impacts of implementing this proposed project in combination with other past, present and reasonably foreseeable future projects. Mitigation measures will be identified for significant cumulative impacts, as appropriate.

Alternatives to the Project

Alternatives to the proposed project will be evaluated, including a "No Project" alternative. Other alternatives analyzed will be selected based on their ability to reduce or avoid significant environmental impacts.

Growth Inducing Impacts

The EIR will discuss the ways in which the project could foster growth in the surrounding environment.

Other CEQA Sections

The EIR will include other sections required by CEQA, including Significant Irreversible Environmental Changes, Significant Unavoidable Impacts, Effects Found Not To Be Significant, Authors and Consultants, References, and Technical Appendices.

Given the setting and existing conditions of the San Antonio Center, it is anticipated that some topics would not need to be analyzed within a topical section of the EIR, and could be addressed in the discussion of Effects Found Not To Be Significant. These topics would include: agricultural resources; biological resources; cultural resources; and mineral resources.

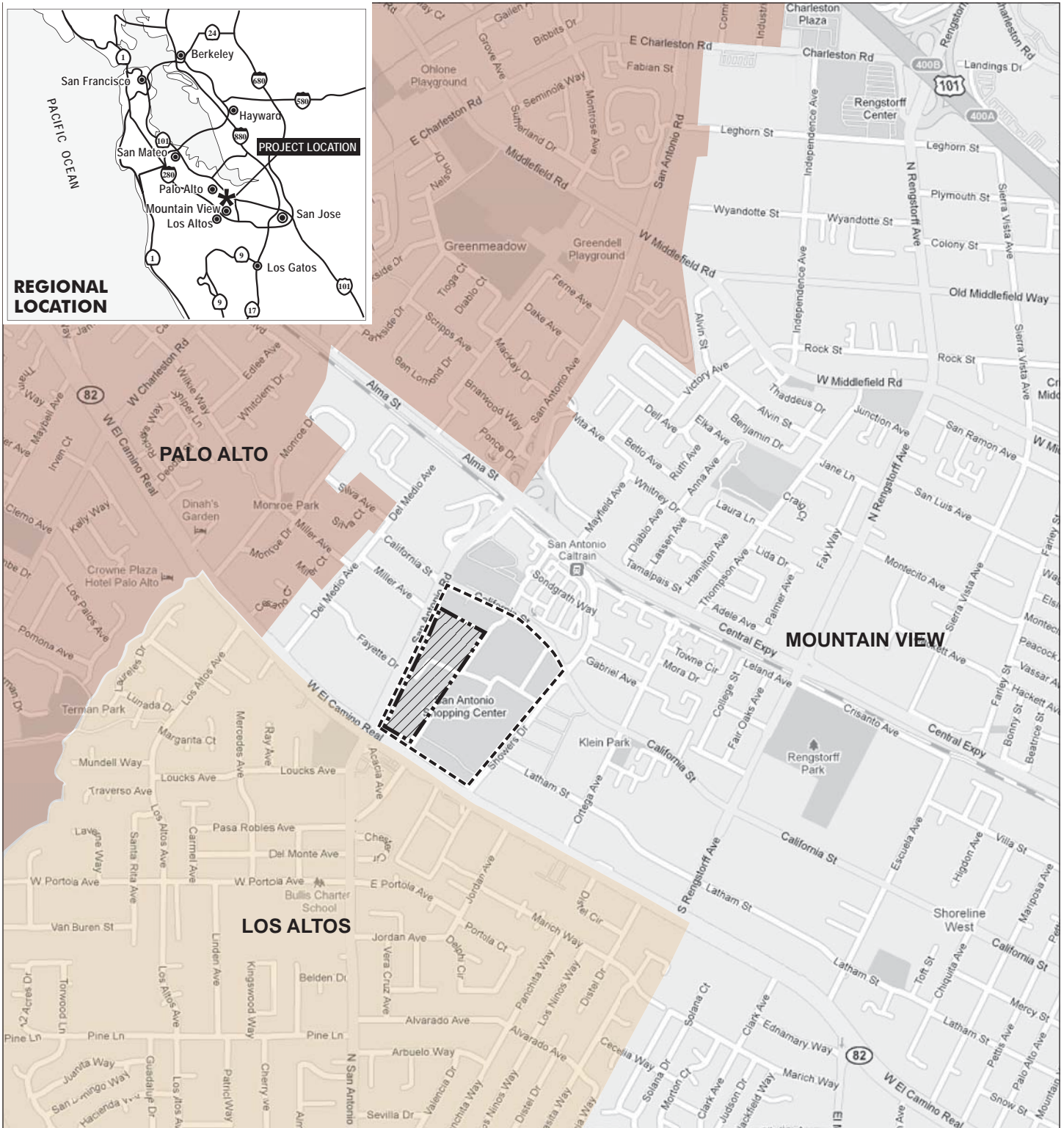


FIGURE 1

*Notice of Preparation
San Antonio Center Project and
Precise Plan Amendments EIR
Project Vicinity and
Regional Location*

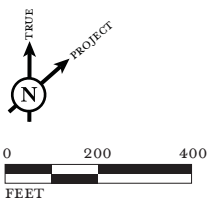
SOURCE: GOOGLE MAPS; LSA ASSOCIATES, INC., 2010.

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LSA

FIGURE 2

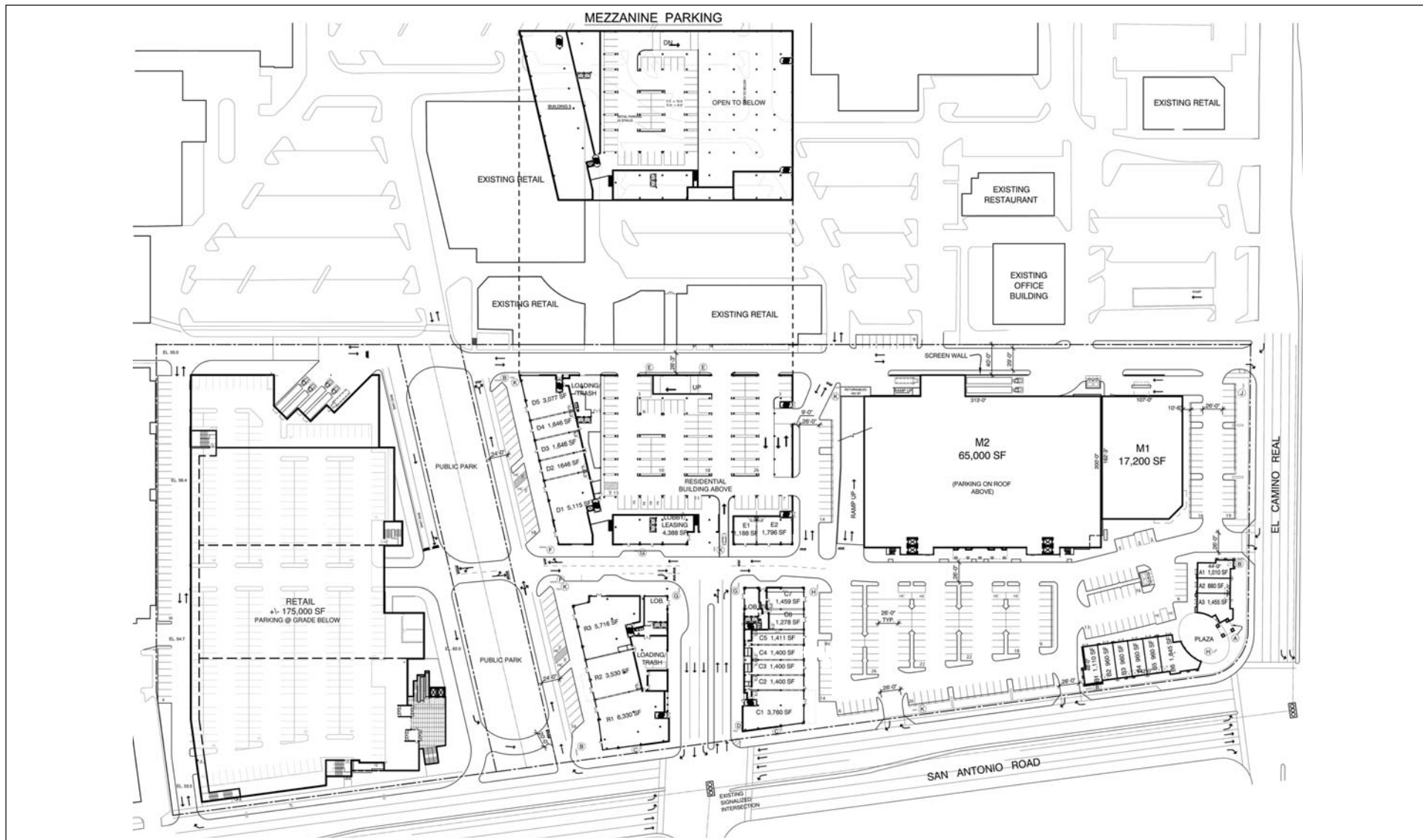


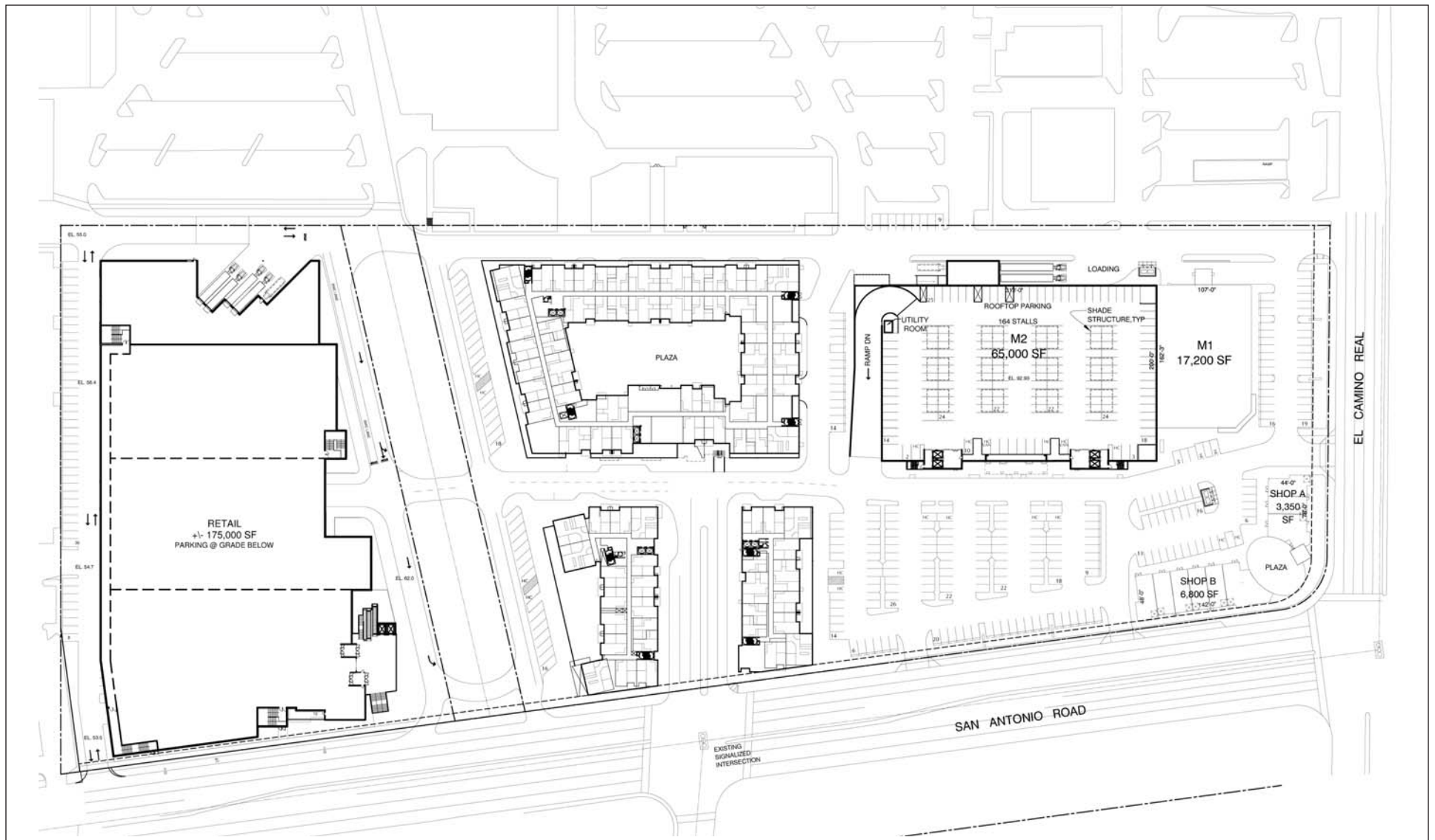
- - - - - SAN ANTONIO CENTER PROJECT SITE
- SAN ANTONIO CENTER PRECISE PLAN AREA
- - - - - HETCH HETCHY EASEMENT

*Notice of Preparation
San Antonio Center Project and
Precise Plan Amendments EIR
Aerial Photograph
of Project Area*

SOURCE: GOOGLE EARTH, 2007; LSA ASSOCIATES, INC., 2010.

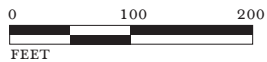
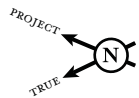
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FIGURE 3b



SOURCE: MERLONE GEIER PARTNERS, JULY 13, 2010.

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Notice of Preparation
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Precise Plan Amendments EIR
Conceptual Site Plan - Second Level